



# Los Angeles Grand Avenue Authority



## **Board of Directors**

Hon. Gloria Molina, Chair  
Hon. Jan Perry, Vice Chair  
David E. Janssen, Secretary  
Cecilia V. Estolano  
Dale Bonner, Ex Officio

## **JUNE 11, 2007 MINUTES**

The twentieth meeting of the Los Angeles Grand Avenue Authority was held June 11, 2007 at the Kenneth Hahn Hall of Administration, Room 374-A, 500 West Temple Street, Los Angeles, CA

## **CALL TO ORDER**

Chairperson Gloria Molina called the meeting to order at 10:09 a.m. The following Directors were present constituting a quorum of the Authority:

Gloria Molina, First District Supervisor, County of L. A.  
Cecilia V. Estolano, Chief Executive Officer, Community Redevelopment Agency  
Jan Perry, Ninth District Councilmember, City of L. A.  
Dale Bonner, Secretary, Business, Transportation and Housing Agency, State of California

Chairperson Molina welcomed and introduced newly appointed Authority members Dale Bonner, Secretary, Business, Transportation and Housing Agency, State of California and Cecilia V. Estolano, Chief Executive Officer, Community Redevelopment Agency.

## **APPROVAL OF THE MARCH 5, 2007 MINUTES**

On motion of Director Molina, seconded by Director Perry, the Authority unanimously approved the March 5, 2007 minutes.

## **GRAND AVENUE COMMITTEE PROJECT STATUS REPORT**

Nelson Rising, Chair, Grand Avenue Committee, advised the Authority that the Schematic Design package for Phase 1 is ready for approval. Due to the new fiscal year beginning July 1, 2007, the Grand Avenue Committee's Fiscal Year 2007-2008 Budget and an amendment to the Real Property Services Agreement between the Authority and the Grand Avenue Committee is also ready for Authority approval.

## **PRESENTATION OF AND ACTION ON SCHEMATIC DESIGN SUBMISSION OF PHASE 1 DEVELOPMENT SITE, PARCEL Q – THE RELATED COMPANIES**

Bill Witte, Related Companies, reported there were principal challenges in the design process such as creating a design that was bold and uniquely Los Angeles but is confident that the design incorporates all of the Authority's concerns.

Craig Webb, Architect, Gehry Partners LLP., provided a PowerPoint presentation of the Schematic Design of Phase 1, Parcel Q. Following the presentation, discussion ensued regarding the insertion of some additional clarifications to the staff recommendation on approval of the Schematic Design.

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Director Estolano referenced a June 21, 2007 memorandum regarding the Approval of the Schematic Design Drawings for Phase One of the Grand Avenue Mixed Use Project located at 100 South Grand Avenue (Parcel Q) in the Bunker Hill Downtown Region (CD 9) and read into the record the following language to amend the recommendation:

The Developer shall maintain the minimum sidewalk widths prescribed in Exhibit A, Scope of Development, of the DDA, and shall seek to maintain an average sidewalk width of 24 feet along the entire Grand Avenue street frontage; and the Developer shall continue discussions with CRA staff and the project architect to limit, reduce, or eliminate the podium overhangs, which as currently depicted in the Schematic Design Plans, may produce areas of shadowing along street frontage and could appear to reduce the perceived sidewalk areas and its dimensions to pedestrians.

Mr. Webb acknowledged Director Estolano's concerns and advised that Gehry partners, LLP will work with the CRA regarding the issues pertaining to the sidewalk width and podium overhangs.

In response to a question from Director Perry, Mr. Webb advised a firm has been commissioned to study the potential for extreme heat temperatures/reflections and the results should be available within the next three to four weeks. Mr. Webb noted that overhangs and trees will help in providing relief from the heat during the summer months.

**On motion of Director Perry, seconded by Director Estolano, the Authority unanimously approved the staff recommendations as amended on the Schematic Design Submission of Phase 1 Development Site, Parcel Q.**

#### **ACTION ON FY 2007 – 2008 BUDGET**

Martha Welborne, Grand Avenue Committee, reviewed the three components to the 2007-2008 annual budget: The Pre-paid Leasehold Acquisition fee of \$50 million for Phase 1 and the \$750 million interest payment will be paid by the Related Companies (Developer) to the Authority on July 3, 2007; The budget also contains staff and operating expenses, and detail on drawing down the first year of Civic park funds.

**On motion of Director Perry, seconded by Director Estolano, the Authority unanimously approved the Grand Avenue Committee Fiscal Year 2007-2008 Annual Budget.**

#### **ACTION ON GRAND AVENUE COMMITTEE CONTRACT AMENDMENT**

Ms. Welborne reported the "Real Property Services Agreement" was originally signed in February 2004 through which the Authority contracted with the Committee to act as its staff. The agreement was for an initial three year term, with the possibility of two one-year options for a total of five years. The Authority approved the first one-year extension in June 2006, and the Committee is proposing a second amendment to the contract through June 2008 to allow the Committee to continue working through this upcoming fiscal year.

**On motion of Director Perry, seconded by Director Estolano, the Authority unanimously approved the Second Amendment to the Grand Avenue Committee Contract which will allow the Committee to continue as staff to the Authority through June 30, 2008.**

**DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF THE NEXT MEETING**

Ms. Welborne reported upcoming agenda items will include: the review of the Schematic Design of the Civic Park, the Civic Park Development Agreement, and the Design Development documents for Parcel Q. The proposed dates for the next regular Authority meeting are Monday, July 23, 2007 and Monday, August 27, 2007. Ms. Welborne requested the Authority members to remain available for both meeting dates.

**PUBLIC COMMENT**

Brady Westwater commented on the need to secure 501(c)(3) funding for the Civic Park and that the availability of parking garages located within the Historic core of downtown Los Angeles are in jeopardy.

**CLOSED SESSION: Conference with Legal Counsel – Existing Litigation (Subdivision (a) of Government Code Section 54956.9): Today's IV, Inc. v. City of Los Angeles, County of Los Angeles, Community Redevelopment Agency of the City of Los Angeles; Los Angeles Grand Avenue Authority et al. BC 367288 and BC 369445**

The Authority recessed at 10:45 a.m. and reconvened at 10:56 a.m.

**ADJOURNMENT**

No reportable action was taken in closed session. There being no further business, the meeting was adjourned at 10:57 a.m.